

**1. CD-1 REZONING: 4-36 West 3rd Avenue and 5 West 4th Avenue**

**Summary:** To rezone 4-36 West 3rd Avenue and 5 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the retention of a Vancouver Heritage Register listed building (Nelson's Laundry) and the development of two mixed-use buildings, separated by a lane, with industrial, private child day care facility, office and retail uses. A floor space ratio (FSR) of 6.62 and a height of 51.8 m (170 ft.) and 55.6 m (182 ft.) are proposed.

**Applicant:** PCI Developments

**Referral:** This relates to the report entitled "CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue", dated January 7, 2025, ("Report"), referred to Public Hearing at the Council Meeting of January 21, 2025.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by PCI Developments, on behalf of:

- PCI West 3rd Holdings Ltd., the registered owner of
  - 4 West 3rd Avenue [*PID 015-525-481; Lot 8 Block 19 District Lot 200A Plan 197*], and
  - 16-36 West 3rd Avenue [*PID 015-525-546; Lot F (Explanatory Plan 7225) Block 19 District Lot 200A Plan 197*], and
- PCI West 4th Holdings Ltd, the registered owner of 5 West 4th Avenue
  - *PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204, and*
  - *PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.62 and the maximum building height from 30.5 m (100 ft.) to 51.8 m (170 ft.) (south building) and 55.6 m (182 ft.) (north building) to permit a mixed-use development with industrial, office, private child day care facility and ground-floor retail space in two 10- and 11-storey buildings, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins+Will, received December 5, 2023;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval of the CD-1 By-law, the heritage designation of all exterior facades (“heritage facades”) of the Nelson’s Laundry Building (the “heritage building”) at 5 West 4th Avenue [*PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*], as protected heritage property, be approved.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- F. THAT Recommendations A to E be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue]**